

157.0

0004

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

613,900 / 613,900

613,900 / 613,900

613,900 / 613,900

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
220		RENFREW ST, ARLINGTON

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1:	MAHARJAN KRISHNA &
Owner 2:	DANGOL DEEPAK
Owner 3:	

Street 1: 220 RENFREW ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_ Own Occ: Y

Postal: 02476 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: LEWIS JUSTIN C/KRISTINE H -

Owner 2: -

Street 1: 220 RENFREW ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: \_\_\_\_\_

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Vinyl Exterior and 1224 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.95	7			Topo	-5					399,000						399,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	214,400	500	399,000	613,900		104657
							GIS Ref
							GIS Ref
							Insp Date
							05/24/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	214,400	500	6,000.	399,000	613,900	613,900	Year End Roll	12/18/2019
2019	101	FV	196,700	500	6,000.	399,000	596,200	596,200	Year End Roll	1/3/2019
2018	101	FV	196,700	500	6,000.	336,300	533,500	533,500	Year End Roll	12/20/2017
2017	101	FV	209,200	500	6,000.	307,800	517,500	517,500	Year End Roll	1/3/2017
2016	101	FV	209,200	500	6,000.	262,200	471,900	471,900	Year End	1/4/2016
2015	101	FV	196,700	600	6,000.	228,000	425,300	425,300	Year End Roll	12/11/2014
2014	101	FV	169,700	600	6,000.	210,900	381,200	381,200	Year End Roll	12/16/2013
2013	101	FV	169,700	600	6,000.	200,600	370,900	370,900		12/13/2012

Parcel ID 157.0-0004-0012.0

!12307!

**PRINT**

Date Time

12/11/20 02:24:22

**LAST REV**

Date Time

06/20/18 14:52:06

mmcmakin

12307

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEWIS JUSTIN C/	63153-103		1/7/2014		472,000	No	No		
LEWIS JUSTIN C/	52794-334		5/18/2009		372,000	No	No		
	13038-71		8/16/1976		38,500	No	No	N	

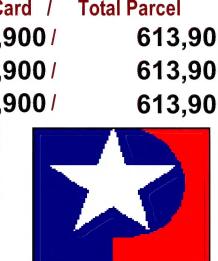
**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
5/24/2018		Meas/Inspect							BS			Barbara S
2/6/2009		Missed Appt.							294			PATRIOT
11/12/2008		Measured							336			PATRIOT
3/16/2000		Inspected							264			PATRIOT
12/2/1999		Measured							268			PATRIOT
7/20/1993									EK			

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_\_/\_\_\_\_/\_\_\_\_



<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>															
Type: 5	- Cape			Full Bath: 1	Rating: Good																						
Sty Ht: 1A	- 1 Sty +Attic			A Bath:	Rating:																						
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																						
Foundation: 1 - Concrete				A 3QBth:	Rating:																						
Frame: 1 - Wood				1/2 Bath:	Rating:																						
Prime Wall: 4 - Vinyl				A HBth:	Rating:																						
Sec Wall:				OthrFix:	Rating:																						
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																							
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good																						
Color: YELLOW				A Kits:	Rating:																						
View / Desir: N - NONE				Fpl: 2	Rating: Good																						
<b>GENERAL INFORMATION</b>								WSFlue:	Rating:																		
Grade: C - Average				<b>CONDOS INFORMATION</b>																							
Year Blt: 1940	Eff Yr Blt:			Location:																							
Alt LUC:	Alt %:			Total Units:																							
Jurisdct: G15	Fact: .			Floor:																							
Const Mod:				% Own:																							
Lump Sum Adj:				Name:																							
<b>INTERIOR INFORMATION</b>								<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>											
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%					No Unit	RMS	BRS	FL													
Prim Int Wall: 1 - Drywall				Functional:								1	6	3	1												
Sec Int Wall:				Economic:																							
Partition: T - Typical				Special:																							
Prim Floors: 3 - Hardwood				Override:																							
Sec Floors: 4 - Carpet	50%			Total:	26.4	%																					
Bsmnt Flr: 12 - Concrete				<b>CALC SUMMARY</b>				<b>COMPARABLE SALES</b>																			
Subfloor:				Basic \$ / SQ:	105.00					Rate	Parcel ID	Typ	Date	Sale Price													
Bsmnt Gar: 1				Size Adj.: 1.35000002																							
Electric: 3 - Typical				Const Adj.: 0.98500049																							
Insulation: 2 - Typical				Adj \$ / SQ: 139.624																							
Int vs Ext: S				Other Features: 80500																							
Heat Fuel: 1 - Oil				Grade Factor: 1.00																							
Heat Type: 5 - Steam				NBHD Inf: 1.00000000																							
# Heat Sys: 1				NBHD Mod:																							
% Heated: 100				LUC Factor: 1.00																							
Solar HW: NO	Central Vac: NO			Adj Total: 291265																							
% Com Wall	% Sprinkled:			Depreciation: 76894																							
MOBILE HOME								WtAv\$/SQ:	AvRate:	Ind.Val																	
SPEC FEATURES/YARD ITEMS												Juris. Factor: 1.00	Before Depr: 139.62														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID	157.0-0004-0012.0								
19	Patio	D	Y	1	11X11	A	AV	1996	5.35	T	18.4	101			500		500										
More: N								Total Yard Items: 500				Total Special Features:								Total: 500							
<p><b>SKETCH</b></p> <p>The sketch shows a rectangular property outline with internal room layouts. Room counts are indicated: 8 rooms on the left side, 20 rooms in the main body, 34 rooms on the right side, and 24 rooms at the bottom. Specific room types are labeled: EFP (Enclosed Porch), HST (Half Story), FFL (First Floor), and BMT (Basement). A total of 34 rooms is also noted at the bottom.</p>																											
<p><b>IMAGE</b></p> <p><b>AssessPro Patriot Properties, Inc</b></p> <p>A photograph of a single-story residential building with yellow vinyl siding and white trim around the windows and doors. The house has a white garage door on the left side. A dark-colored car is parked inside the attached garage. The property is surrounded by a lawn and some bare trees.</p>																											